



One Community Around The Lake

LUA2022-0137

2022 Comprehensive Plan Docket

PLANNING COMMISSION PUBLIC HEARING

11/02/2022

Background Information – 2022 Comp Plan Docket

- GMA allows city-initiated Comprehensive Plan text and map amendments once per year via an annual docket process
- Type VI land use application, with PC recommendation to City Council
- City Council adopted docket on March 22, 2022
- 2022 docket includes minor text amendments as well as both citizen-initiated and city-initiated map amendments with concurrent rezones
- Citizen-initiated map amendment submitted under LUA2022-0057 (Lake Stevens Brewing Company)

Overview of Text Amendments

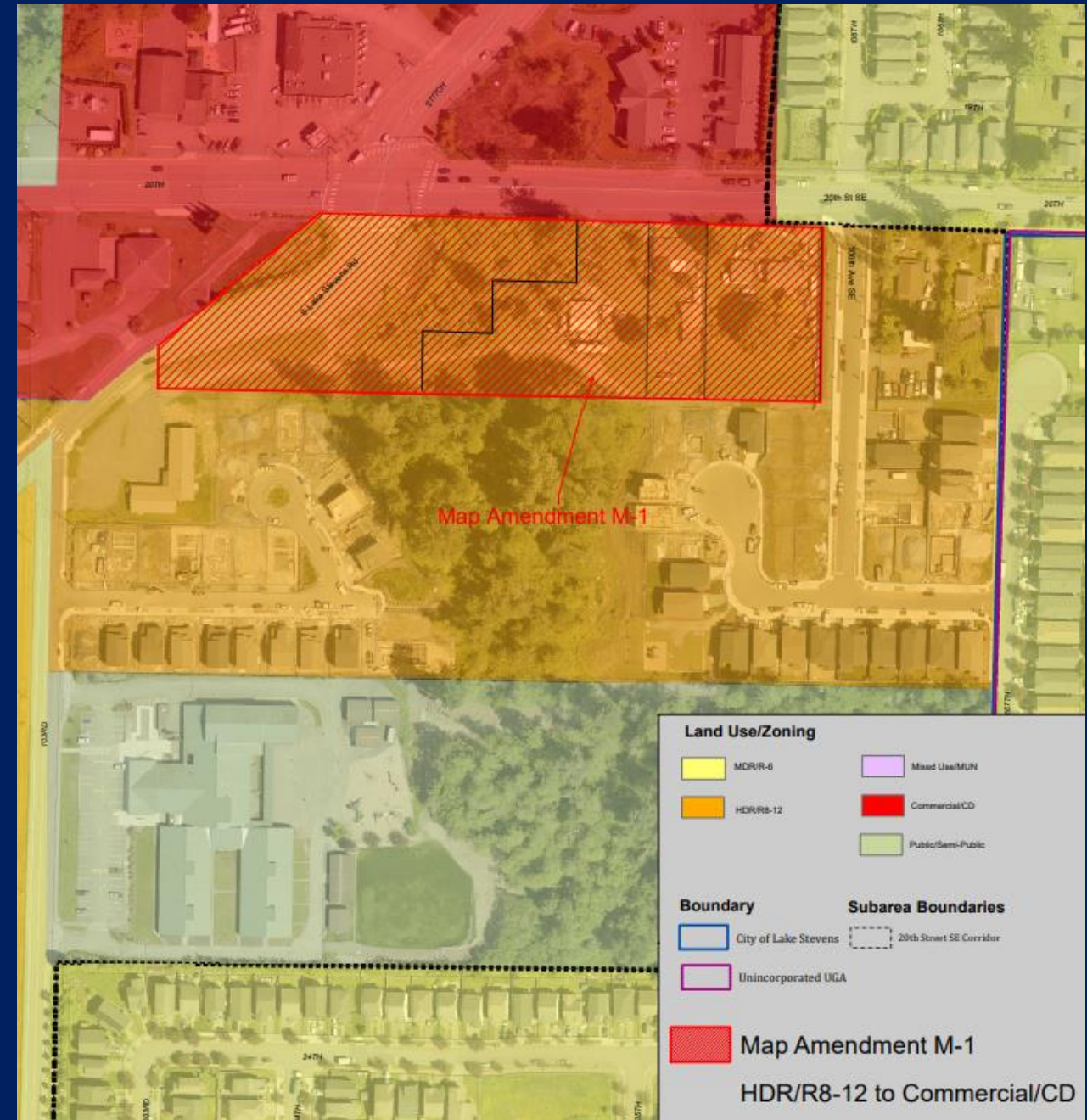
- Amendments are summarized in Attachment 1, analyzed in Attachment 12 and shown as track changes in Exhibits 2-8
- T-1 = Land Use Element: minor updates to demographic info, growth targets, and regional planning efforts
- T-3 = Parks Element: updates to park/project descriptions and addition of two new goals and underlying policies, as proposed by Parks Board
 - Goal 5.4: Assert Parks and Recreation as Critical Infrastructure and a Vital Public Service
 - Goal 5.11: Expand Active Recreation Facilities
- T-4 = Public Service Element: References to adoption (by reference) of partner agency CFPs, including both school districts' 2022-2027 CFP

Overview of Text Amendments (cont.)

- T-5 = Capital Facilities Element: updates to Tables 9.1 and 9.2 (6/20-year CIP) that incorporate new ranking and prioritization methodology; formatting being finalized
- T-6 = Administrative updates: updates to executive summary, table of contents and title page and adoption of SEPA addendum
- T-7 = 20th St SE Corridor Subarea Plan: updated addendum to provide consistency with map amendment M-1
- T-8 = Lake Stevens Center Subarea Plan: updated addendum to provide consistency with map amendment M-2
- Amendment T-2 (SMP Update) removed and will undergo separate process

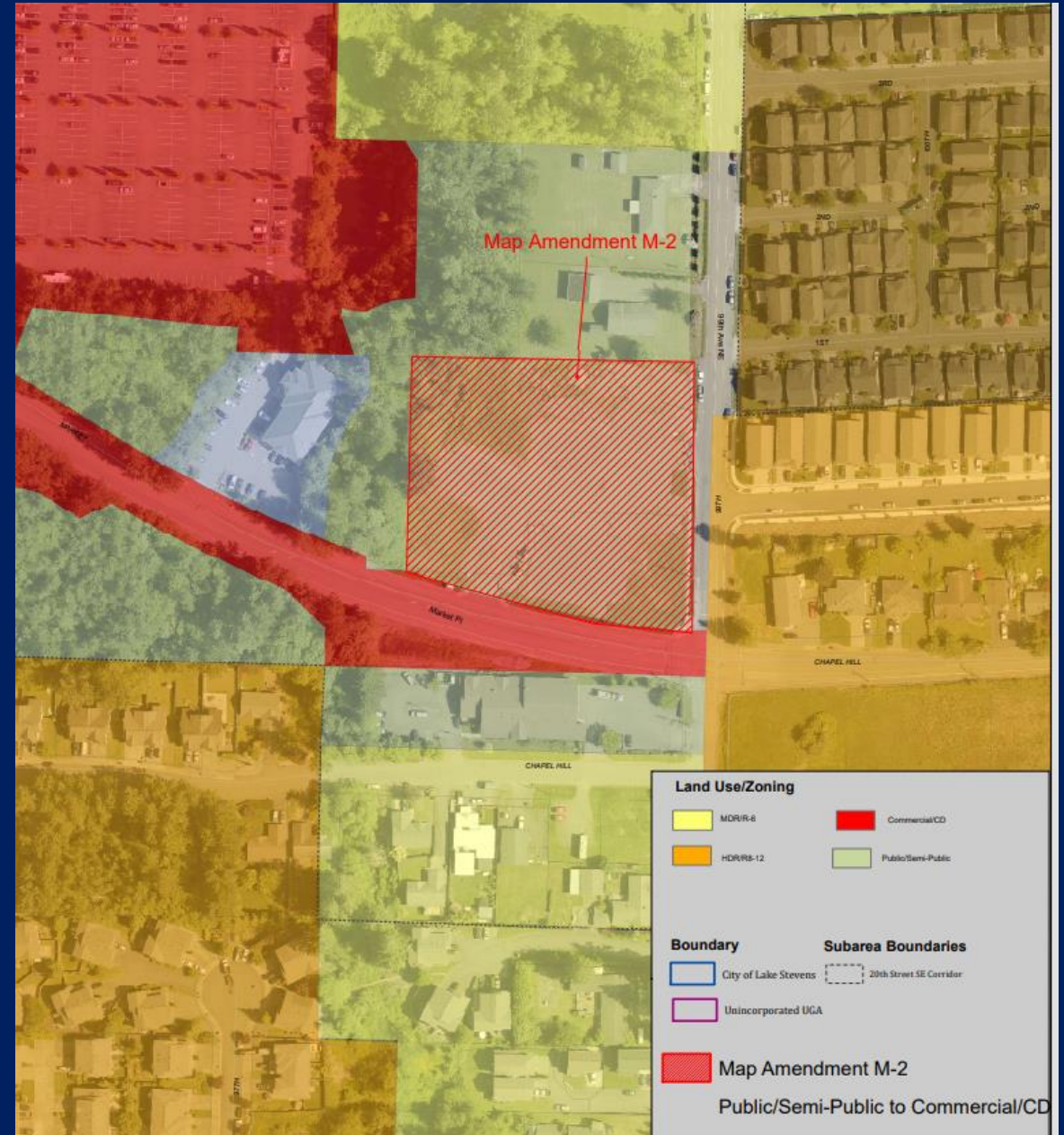
Map Amendment M-1

- Citizen-initiated map amendment (HDR to Commercial) and concurrent rezone (R8-12 to CD) for two properties at 10510 and 10520 20th St SE
- City proposing to expand area to include property to east (10610 20th St SE) and adjacent city ROW
- Included in Attachment 9 and analyzed in Attachment 13



Map Amendment M-2

- City-initiated map amendment (Public to Commercial) and concurrent rezone (Public to CD) for two surplus city properties at 99th and Market
- Previously considered for future City Hall but currently being marketed for commercial development
- Included in Attachment 10 and analyzed in Attachment 13



Process and Public Notice

- Planning Commission recommended ratification of docket in February 2022 and held four work sessions to review draft amendments
- Staff sent 60-day notice to Commerce and issued SEPA Addenda and Adoption of Existing Environmental Documents on September 23
- City issued public notice on October 21 and has received six public comments, which were forwarded to Planning Commission and distributed in advance of tonight's meeting

Summary of Public Comments

- Map Amendment M-1
 - Property owner of 10610 20th St SE (Lansing) questioned rationale for allowing commercial development in this area, given the presence of critical areas and surrounding residential development. Also indicated that he was not interested in commercial development of his property, which is currently proposed to be included as part of the map amendment.
 - South Lake Stevens resident (Young) expressed concerns about traffic and noise and impacts on nearby residential properties that could result from commercial development in this area

Summary of Public Comments (cont.)

- Map Amendment M-2
 - Four comments received (Vest, Kreiger, Ackerman and Robertson) expressing opposition to future commercial development of the city-owned parcels, and indicating their preference for a park or other community space on the site
- 97th Dr SE
 - Comment received from property owner of 2229 97th Dr SE (Layton) asking that the entirety of 97th Dr SE be changed to residential land use and zoning designations
 - Planning Commission expressed preliminary support for this during their July 20 work session, but the City Council preferred to defer subarea changes until the 2024 periodic update and to monitor commercial development in area
 - The Commission has the option to add this to their recommendation to City Council

Findings and Staff Recommendation

- As noted in the staff report, the proposal meets the approval criteria for Comprehensive Plan amendments in LSMC 14.16C.040 and for rezones in LSMC 14.16C.090
- Staff is recommending that after taking public testimony, Commission forward a recommendation to City Council to approve the 2022 Comprehensive Plan Docket (LUA2022-0137), which would amend the Comprehensive Plan as shown in Attachments 2-10
- Planning Commission may also incorporate any requested changes into their recommendation
- The Comprehensive Plan map and text amendments and the associated rezones would require Council adoption of two separate ordinances

Questions?